

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE DIVISION OF
CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

January 22, 2015

Ms. Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, January 27, 2015 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Kristin Russell
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Director, HEDC File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of January 20, 2015

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
8. Review and discussion of proposed amendment to the LDO to require a Zoning Certificate of Compliance upon change of use or ownership of real property. **Tabled**
9. Review and discussion of amendments to the Colgate Redevelopment Plan to amend the development standards of Block 14507 to increase height from a Maximum of 675 ft. to 990 ft., increase open space requirements, and change setbacks. Street design is also proposed to be altered by allowing on street parking within the redevelopment plan area. **Approved and recommended to City Council for Adoption.**
10. Review and discussion of amendments to the Land Development Ordinance definitions regarding Business Incubators and Self Storage Facilities. **Recommended to City Council for Adoption.**
11. Review and discussion of Land Development Ordinance amendments pertaining to Self Storage uses in various zones and well as other administrative corrections. **Recommended to City Council for Adoption.**
12. Review and discussion of amendments to the Liberty Harbor Redevelopment Plan to permit Self Storage facilities. **Approved and Recommended to City Council for Adoption.**
13. Review and discussion of amendments to the Montgomery Street Redevelopment Plan to permit Self Storage facilities. **Approved and Recommended to City Council for Adoption.**
14. Case: P14-037 Minor Site Plan with deviations
Applicant: Garden State Episcopal CDC
Attorney: Eugene O'Connell, Esq.
Review Planner: Kristin Russell
Address: 474 Ocean Ave.
Block: 25201 Lot: 71
Zone: Ocean/Bayview Redevelopment Plan
Description: two-family home
Deviations: Front yard, side yard, parking
Carried to February 24th, 2015 regular meeting.
15. Case: P14-055 Minor Site Plan with deviations
Applicant: Garden State Episcopal CDC
Attorney: Eugene O'Connell, Esq.
Review Planner: Kristin Russell
Address: 480 Ocean Ave.
Block: 25201 Lot: 1
Zone: Ocean/Bayview Redevelopment Plan
Description: two-family home
Deviations: Lot Area, Front yard, side yard, parking
Carried to February 24th 2015 regular meeting.
16. Case: P14-069 Preliminary and Final Major Site Plan
Applicant: New Gold Equity Corp.
Attorney: George L. Garcia, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 111 - First Street
Block: 11610 Lot: 1
Zone: Powerhouse Arts District Redevelopment Plan
Description: Interim Use Parking Lot to contain 32 parking spaces, decorative landscaping and fencing
Decision: Approved with conditions.
17. Case: P14-068 Preliminary and Final Major Site Plan
Applicant: Eastern Concrete Materials, Inc.
Attorney: Charles J. Harrington, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: Between Jersey Avenue & Marin Blvd. along the Tidewater Basin
Block: 15801 Lot: 8.01, 31, 32.02
Zone: Liberty Harbor North Redevelopment Plan
Description: Interim Use Concrete Batching Plant
Decision: Approved with conditions.
18. Case: P14-061 Preliminary and Final Major Site Plan
Applicant: Roy Vice, Levin Management Corporation
Attorney: Bruce Samuels, Esq.
Review Planner: Matt Ward, AICP
Address: 2 Garfield Ave AKA 30 Garfield Ave
Block: 30302 Lot: 1
Zone: HC - Highway Commercial
Description: Internal fit out of existing commercial space and new signage
Decision: Approved.
19. Certified the following Artists approved at the November 18th, 2014 meeting of the Artist Certification Board: Robert Kogge, Robert Koch and Jinkee Choi
20. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Prel /Final Site Plan with "C" variance #P14-014submitted by 404 Tonnele Avenue, LLC (404 Tonnele Avenue).
21. Executive Session, as needed, to discuss litigation, personnel or other matters
22. Adjournment
CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD